BERKSHIRE HATHAWAY | Georgia Properties
Commercial Division

2+ acres on Busy McEver Road corner w/ full median cut

Site Plan for 20,140 s.f. retail center with

- **22,000+ daily traffic count**
- **Near busy Mundy Mill Rd. and McEver Rd. intersection**
- **Almost 400 ft of road frontage**
- **Exploding residential growth**
- **Near Lake Lanier**

Demographics

	1mile	3 mile	5 mile
Housing:	1,511	7,994	18,206
Adult Population:	4,122	22,534	48,244
Avg Income:	$56,449	$58,634	$61,451
% Population change 2010-15:	13.16%	9.47%	7.68%

More info and video at www.BrentHoffman.com

Berkshire Hathaway Georgia Properties 770-533-6721 (Direct) 770-536-3007 (Office)
200 W. Academy St., NW Gainesville, Ga 30501

McEver Road

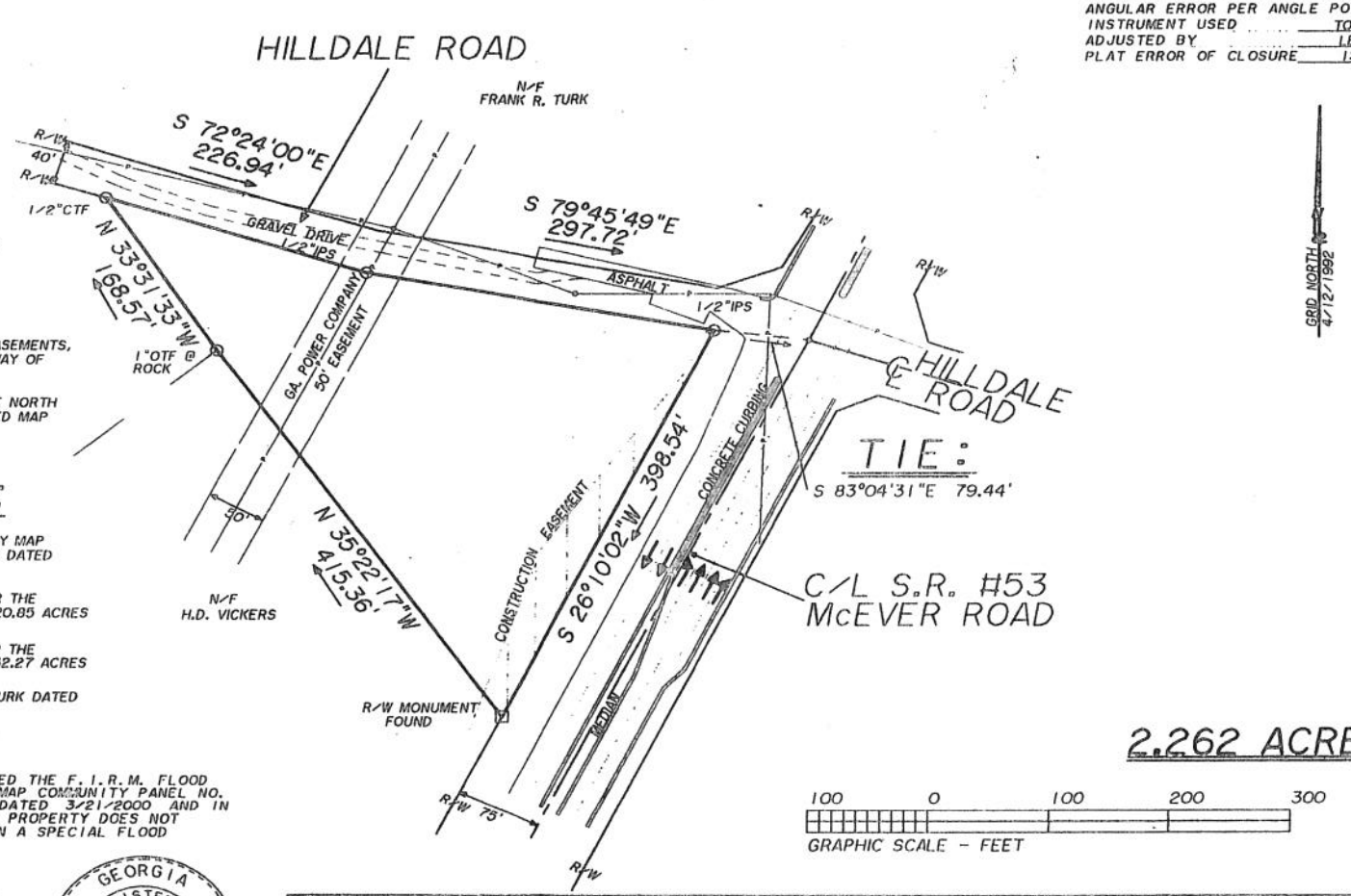
Napa Auto Parts next door

Close to extremely busy corner of McEver Road and Mundy Mill

"IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW"

"THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO ANY AND ALL DISCLOSURES THAT A TITLE SEARCH MAY PRODUCE."

FIELD SURVEY ERROR OF CLOSURE 1:21595
ANGULAR ERROR PER ANGLE POINT 00°00'04"
INSTRUMENT USED TOPCON GPT 2005
ADJUSTED BY LEAST SQUARES
PLAT ERROR OF CLOSURE 1:394522



NOTES:

1) PROPERTY SHOWN HEREON IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS OF WAY OF RECORD, IF ANY.

2) BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE BEARING N 26°10'02"E ON THE REFERENCED MAP NO.1 SHOWN.

REFERENCES:

1) DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP PROJECT NO. STP - 190 - 1 (6) SHEET 3 OF 11 DATED 4/13/92.

2) PLAT BY NEWTON - NEWTON & ASSOCIATES FOR THE PROPERTY OF EVA RUBY BROWN NUCHOLS, ET.AL. 20.85 ACRES DATED SEPT. 29, 1961.

3) PLAT BY NEWTON - NEWTON & ASSOCIATES FOR THE PROPERTY OF EVA RUBY BROWN NUCHOLS, ET.AL. 32.27 ACRES DATED SEPT. 29, 1961.

4) DEED BETWEEN FRANK R. TURK AND FRANK R. TURK DATED AUGUST 29, 1997. DB. 2960 PG. 293-297

LEGEND:

A	= ARC
R	= RADIUS
CONC	= CONCRETE
——▷	= DRAINAGE FLOW
—▷—	= DRAINAGE SWALE
AKA	= ALSO KNOWN AS
C/L	= CENTERLINE
DE	= DRAINAGE EASEMENT
IPF	= IRON PIN FOUND
IPS	= IRON PIN SET
LLL	= LAND LOT LINE
N/F	= NOW OR FORMERLY
R/W	= RIGHT-OF-WAY
—S—	= SANITARY SEWER
S/B	= SETBACK
-X-	= FENCE
-G-	= GAS
-P-	= POWER
-T-	= TELEPHONE
-W-	= WATER
CTF	= CRIMPTOP PIPE FOUND
CMF	= CONCRETE MONUMENT FOUND
-100-	= CONTOUR ELEVATION
100.00	= ELEVATION AT "X"
PB	= POWER BOX

"I HAVE CONSULTED THE F.I.R.M. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 13139C0169 E, DATED 3/21/2000 AND IN MY OPINION THIS PROPERTY DOES NOT APPEAR TO LIE IN A SPECIAL FLOOD HAZARD AREA."

GEORGIA REGISTERED NO. 1459 LAND SURVEYOR WILLIAM H. COLLINS

GEORGIA REGISTERED NO. 2632 LAND SURVEYOR WILLIAM E. WHIDDEN

2.262 ACRES

100 0 100 200 300
GRAPHIC SCALE - FEET

TP.

PREPARED BY:
FARLEY-COLLINS-WHIDDEN
P.O. BOX 731 (770)532-1001
800 SPRING STREET
GAINESVILLE, GA. 30503

DATE: 8/19/2004
JOB #: C1186
SCALE: 1" = 100'

SURVEY FOR: HONG DINH

LOCATION: LAND LOT 32 - 8TH DISTRICT HALL COUNTY, GEORGIA

F-9

Site Plan for 20,140 s.f. retail center with 130 parking spaces available